

News of the Real Estate World

8TH AV. FLATS SOLD BY THORN ESTATE

Operator Buys Old Houses at 20th St.—Other Apartment House Sales.

J. P. & L. A. Kissling sold for the estate of William K. Thorn 129 to 206 Eighth avenue and 263 West Twentieth street, the northeast corner, six five story tenements, on a plot 108x148. The property has been in the hands of the selling family for more than 100 years. It was purchased originally as a farm. The property was improved with the present buildings about 1885. Louis Carreau represented the sellers. The purchaser is an operator, who has sold 202 and 204 Eighth avenue through the same brokers.

E. H. Ludlow & Co. sold for the Phelan estate the five four story flats and stores and two dwellings at the southeast corner of Tenth avenue and Twenty-fifth street, covering plot 38.9 on the avenue and 95 feet on Twenty-fifth street. The premises have been in the Phelan family for about seventy years. Frank Sullivan represented the purchaser, who is a client of Arthur Knox, attorney. The property will be resold to the tenants and others through negotiations now in progress.

George S. Runk sold for the Guaranty Trust Company 513 East Eighty-sixth street, a four story tenement, 28x100, 100 feet east of Avenue A. The new owner expects to make extensive alterations.

Adolph and Aaron Weiss sold to J. D. Taylor 475 West Fifty-seventh street, a five story flat, 30x100, held at \$40,000. Arthur Cutler & Co. were the brokers. Weiss & Scheuer represented the sellers. The newly formed 36 Wadsworth Terrace Corporation, with B. Nolen, R. Kasten and D. Greenman as directors, purchased from the Loring Construction Company the five story apartment house, 50x100, at that address, near 14th street. M. Shilovsk, attorney, represents the new company.

Henry G. Leist sold for Elizabeth Herrlich 70 East End avenue, a five story flat, which she owned for thirty-two years.

Deals Revealed in Transfers.

The 141 East Fifty-third street Corporation sold to Inga M. Fygarde the five story store tenement, 25x8x100, at 1635 Third avenue, northeast corner of Ninety-fifth street.

Harold M. Livingston sold to Harold L. and George L. Fallon the five story tenement, 25x8x10, at 330 West Twenty-first street.

The two five story flats with stores, on plot 25x201.10, covering the easterly block front on Manhattan avenue, between 106th and 107th streets, have been sold by John A. Brakman to Jeanette H. Foss and others.

Jerome R. King sold to Hannah Klarfeld the five story store tenement, 25x8x6, at the northeast corner of Broome and Willet streets.

The Alvina, a six story elevator apartment house, 50x29.11, at 14 and 16 West 127th street, has been sold by Lena Wasserman to Rebecca Kaplan.

Carrie Rheinhardt sold to Gertrude Pryne and Helen E. Lambeth the five story tenement, 25x8x10, at 191st street, a five story tenement, 25x100.11.

The Ebling Company sold to the A. & J. Sales Company the northwest corner of Fifth avenue and 137th street, a six story store tenement, 49.11x62.6.

The three story house, 22x8x9, at 354 West Twenty-seventh street has been sold by Sarah A. W. Van Sant to the 515 West Twenty-ninth Street Company.

Hermine Wahl sold to Hannah Lundgren 214 East Seventy-eighth street, a three story dwelling, 13.4x102.2.

IN THE DWELLING MARKET.

Hamilton, Iselin & Co. sold for William Usher Parsons his remodeled house at 115 East Thirty-eighth street to a client, who will occupy. The house was held at \$65,000.

The John P. Peel Company sold for W. D. Kilpatrick to Ross Breakstone the four story dwelling at 464 West Twenty-third street, 22x100. This building is in the London Terrace block, and was recently purchased by the seller.

Ward Belknap & Son sold for Gladys R. Martin to Dominic Palatzo the three story dwelling, 16.8x100.11, at 334 East 116th street.

Eugene J. Buser Company, Inc., sold the Rhode Island Hospital Trust Company the northwest corner of West 178th street and Cedar avenue, a frame house, 23x100, to an investor.

TWO TENANTS BUY BUILDINGS.

Two purchases have been made by business firms of their buildings in the downtown section. The Seydoux & Michau Company, dress goods, acquired from Jean Gilibert 226 Canal street, a five story building with stores between Worth and Leonard streets. O. H. Jadin & Sons, wholesale druggists, bought from Helen B. Jessup 63 Cortlandt street, a four story store building, 25x77.6x irregular, between Washington and Greenwich streets.

BIG TAXPAYER SITE IS SOLD.

James E. Barry sold for Joseph Bruckner the southeast corner of Amsterdam avenue and 158th street, a plot 100x100, covered with two and three story frame buildings. The Princeton Realty Company, buyers, will improve the site with a two story taxpayer, with stores and offices. The property was held at \$130,000.

SALE ON WEST 75TH STREET.

Charles K. Clisby & Co. sold the five story altered building at 46 West Seventy-fifth street for Nathaniel Ottensmeyer to a client for investment. The property was held at \$65,000.

D. H. KNOTT RENEWS LEASE.

A new lease has been taken by ex-Sheriff David H. Knott and associates of the Holley Hotel and adjoining buildings, at the southwest corner of Washington Square, West and Washington place, at a net annual rental of from \$21,000 to \$24,000, from the owner, F. D. Fricke. The lease dates from July 1 and runs for twenty-one years.

QUEENS BOROUGH MARKET.

Roman-Callman Company sold for the Brecher Building Corporation the building recently completed at the southeast corner of Vernon and Webster avenues, Long Island city, covering a plot of 10,000 square feet. The purchaser, after alterations, will use for warehouse purposes.

H. Richter & Co. has sold for the Landview Realty Corporation three lots at the corner of Neponset avenue and Beach 142d street, Neponset, to Thomas McDonnell; two lots on Beach Channel Drive, between 131st and 132d streets, Belle Harbor, for Charlotte Kaufman; four lots on Beach 148th street, near the ocean, Neponset, and for McGinn Brothers Company, brokers, the corner of Newport avenue and 138th street, Belle Harbor. The brokers also leased a cottage at 321 Beach 137th street, Belle Harbor, for the estate of Thomas Landview.

TWO OLD REALTY FIRMS AMALGAMATE FORCES

Brown, Wheelock and Harris, Vought & Co. Unite.

The most interesting news in brokerage circles yesterday was the announcement that the Brown, Wheelock Company, Inc., and Harris, Vought & Co., Inc., had joined forces. The firm will henceforth be known as the Brown, Wheelock-Harris, Vought & Co., Inc. The board of officers will remain the same with Charles S. Brown, chairman. The main offices will remain in 14 Wall street, with a branch at 102 Third street. After October 1 there will be an office at 20 East Forty-eighth street.

BANK RENTS SPACE IN ANDERSON GALLERIES

Other Leasing Deals Closed in Manhattan.

The Anderson Galleries recently leased to the Pacific Bank for sixteen years the corner of the first floor and basement of their building at Park avenue and Fifty-ninth street. The bank will occupy the space for the corner of Madison avenue and Fifty-seventh street will move in when alterations are completed, about October 1. The same day the Anderson Galleries will build an additional floor, giving them several thousand square feet of gallery space, which will give them the largest number of galleries of any auction house in the world. Harris, Vought & Co. were the brokers.

John H. Scheier rented a store in 230 West Forty-ninth street, near the southwest corner of Seventh avenue, to Vincenzo Loscalco; also basement and show window space in the same building to Murray Livingston and Samuel Ehrlich, proprietors of the "Bean Pot" restaurant.

Berley & Co., Inc., subleased floor in 21 West Thirty-first street to the Blumenthal Dress Co.; space in 32 West Twentieth street for N. Hayett; in 23 West Thirty-third street to M. Golub; in 18 West Twenty-seventh street to Nadel & Block; in 30-34 West Twenty-sixth street to Sandler & Greene; Pease & Elliman subleased for G. Bedrosian offices in 341 Madison avenue to Dr. Alpheus W. Hoyt.

Albert B. Ashford, Inc., leased space in 365 Fifth avenue to Louis Gold, and in the Liggett Building, corner Forty-second street and Madison avenue, to Amos W. Broughton.

Cross & Brown Co. leased offices in 567 Fifth avenue to Dr. James Ostram Taylor; ninth floor, together with some ground floor space, in 109 West Sixth street to the Laffay Motor Coach Corporation.

PERSONAL AND IMPERSONAL.

George R. Read & Co. were the brokers who rented the building at 1006 Fifth avenue for Mrs. Alice Hoffman to Scoville School for Girls, now located at 2042 Fifth avenue. The report was published several weeks ago in the New York Herald.

E. H. Ludlow & Co. were the brokers in the sale of 81 New Chambers street, through to 32 James street, for the Farmers Loan and Trust Company, as trustees, to Michael Gatto.

The 125th Street Realty Corporation, formed recently by George J. Wise, attorney, and understood to represent Proper Brothers, is the buyer of the two five story buildings at 1 and 150 West 125th street, sold a few weeks ago by the Horton family. The buyers are shoe dealers at 120 West 125th street.

Buyers of properties sold recently are Antonio Danubio of 174 to 182 Bleeker street, Helen J. Le Hon of 129 West Eighty-first street, Sidney Cohen of 68 Cliff street and the Arc Realty Company of 488 Eighth avenue.

George R. Read & Co. have been appointed managing agents for the Standard Oil Arcade Building at 50 Broadway.

E. H. Ludlow & Co. were the brokers in the sale for the New York Life Insurance and Trust Company, representing the trustees of Stratford of England, the four story tenement 414 East Eighty-second street.

Several lots in the Hugh J. Grant circle section of the East Bronx are to be sold at absolute public auction for whatever they will bring. The lots, numbering 33 and belonging to the estate of the late Dr. Henry Ruhl, are to be sold by Joseph P. Day, Inc., auctioneers, on the premises at 2 P. M. to-morrow, rain or shine.

TO AUCTION EAST BRONX LOTS.

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EMPIRE HOTEL TO RUN UP 15 STORIES

Herbert Du Puy Decides to Replace Present Building With New Structure.

The Hotel Empire at Broadway, Columbus avenue and Sixty-third street is to be replaced with a fifteen story structure, according to the Ward Building Reports. The new structure will bear the name of the old hostelry. These plans were arrived at by Herbert Du Puy of Pittsburgh, owner of the property, after alteration work had been made to erect a ten story addition on Columbus avenue. Plans for the structure are being prepared by Frederick Merrick, a Pittsburgh architect, and the work will be conducted by the Morewood Realty Holding Company, a holding concern organized by Mr. Du Puy. The Empire Contracting Organization, Inc., of this city will do the construction work.

APARTMENT TRADING TOPS BRONX MARKET

Crausop Construction Company, Inc., Bernard Crausop president, sold to Sanford Holding Corporation, J. Rudinsky president, the two five story apartment houses at 1916 Grand Concourse and 214 Echo place, covering a plot 25x163, consisting of 355 rooms housing 100 families who are paying an annual rental of \$65,000, recently completed from plans drawn by Shampian & Shampian, architects, and under their supervision.

A few days ago the Echo Park Construction Company sold the property to the Crausop Construction Company, Inc., who resold the same to Sanford Holding Corporation. Jacob Goldfein was the broker in the resale.

The five story apartment house, 37x95, at the northwest corner of Claremont Parkway and Third avenue has been sold by the 505 Claremont Parkway, Inc., to the Lewray Realty Company, Inc. The house was held at \$40,000. Coleman, Stern & Ellwood, attorneys, represented the buyers.

Butler & Baldwin, Inc., sold to the Olefoid Realty Corporation 850 East 125th street, a five story apartment house, 40x100. The property was held at \$53,000.

The property, 159.6x194.11x irregular, at the northeast corner of Creston avenue and 180th street, has been sold by the Shalbert Holding Company to the Joseph B. Bender Company. It was disposed of subject to mortgages for \$152,000.

Henry Sullivan sold the three story private residence at 2273 University avenue, on plot 50x100, to Nora Ryan for \$30,000.

BACHELOR FLAT SOLD ON BROOKLYN HEIGHTS

White-Goodman sold for William Van Allen the bachelor apartment house at 146 Willow street to Harry Schwab. The property was held at \$60,000.

A Mishkin sold for the E. F. Construction Company to R. Pagan a one family dwelling, 40x100, on East Twenty-first street, 180 feet south of Avenue J.

J. Lacov sold for C. Brinsley Holding Company to Ockum Brothers Construction Company on the east side of East Ninth street, 325 feet north of Avenue J. The buyer will erect a one family house, with double garage.

Davenport Real Estate Company, Inc., sold the easy housekeeping dwelling at 3121 Beverly road, 20x80, for Mrs. Jennie A. Kelso.

Bullock & Horton Company leased 923 East Fifth street, between Foster avenue and Farragut road, a detached dwelling and garage, for A. Venciguer.

John E. Sullivan and Edmund O'Connor sold a cottage at 365 Seventy-eighth street to M. Kershagan and the one family brick house at 562 Twenty-sixth street for James Lynch to Mrs. Fitzgerald for occupancy.

EDGEcombe AVE. PLOT SOLD.

Wm. A. White & Sons sold for the George S. Gantz estate the vacant plot, 104x167x irregular, on Edgecombe avenue, through to Jumel place, 115 feet north of West 167th street. The purchaser, Samuel J. Goldman, will erect a two story garage. The property was held at \$72,000.

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